

**PB# 87-63**

**Lands of Javdan & Andres  
(Sub.)**

**55-1-113**

87-63 Lands of Javdan + Andres,  
(sub.)

**General Receipt** 9354

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Lane & Tully Eng. & Surveying \$ 25.00  
Twenty Five and 00/100 DOLLARS

For application fee 87-63

DISTRIBUTION

FUND	CODE	AMOUNT
<u>25.00</u>	<u>11-3116</u>	<u>25.00</u>

By Pauline N. Townsend  
Town Clerk

Oct. 15 19 87

**General Receipt** 9784

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Jaudan & Andres \$ 88.50  
Eighty-eight and 50/100 DOLLARS

For Engineering Fee - hot Line Charge # 87-63

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR. 1159</u>		<u>88.50</u>

By Pauline N. Townsend  
Town Clerk

May 3 19 88

CHAIRPERSON:

RE MAP # 8891

TOWN 1  
CITY 1 New Windsor  
VILLAGE 1

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE:

TITLE Parviz & Shahla Jaudan  
DATED 4/13/88  
FILED 5/27/88

APPROVED BY Lawrence Jones ON 5/4/88

55-1-62  
55-1-113

J.A. Miller  
As. Rep. Sew. Dept.

25.00 Meek  
11/2/116

Town Clerk

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

**General Receipt**

Received of Javdan + Andres May 3 19 88  
Eighty-eight and \$ 88.50  
For Engineering Fee - Hot Line Charge 100 DOLLARS  
# 87-63

DISTRIBUTION

FUND	CODE	AMOUNT
CR. 1159		88.50

By Pauline M. Townsend  
Town Clerk

Title 87-63

RE MAP # 8891

CHAIRPERSON:

TOWN 1  
CITY 1  
VILLAGE 1 New Windsor

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY  
CLERK'S OFFICE:

TITLE Parviz + Shahla Javdan  
DATED 4/13/88  
FILED 5/27/88

APPROVED BY Lawrence Jones ON 5/4/88

55-1-62  
55-1-113

J.A. Miller  
Asst. Rep. Sec. Sp.

County File No. NWT 6 88 N

**COUNTY PLANNING REFERRAL**  
(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of Andres and Javdan  
for a Minor Subdivision  
County Action: Local Determination

**LOCAL MUNICIPAL ACTION**  
The Above-cited application was:  
Denied ..... Approved .....  
Approved subject to County recommendations

(Date of Local Action) ..... (Signature of Local Official) .....

This card must be returned to the Orange County Department of Planning  
within 7 days of local action.



BEATTIE ROAD

N 37° 00' 22" E

461.15'

N/F DORIS BARTELS  
and AINO M. ANDRES  
Liber 2222, Page 487  
Tax Map No. 55-1-113

3.0801 ACRES

S 33° 43' 40" W

461.90'

TO BE DELETED

2.954 ACRES

THIS TO BE DEEDED TO  
AINO M. ANDRES AND  
DORIS BARTELS

S 37° 00' 22" W

461.15'

PROPOSED  
PROPERTY LINE

N/F JAVDAN

Liber 2026

Page 203

Tax Map No. 55-1-62

TOWN OF NEW WINDSOR  
TOWN OF BLOOMING GROVE

PROPOSED  
PROPERTY LINE

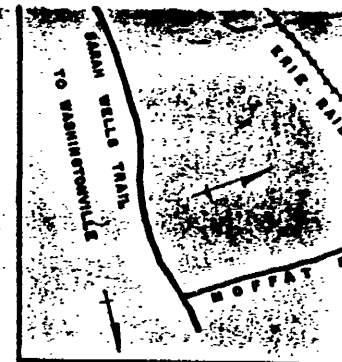
S 52° 59' 36" E

304.16'

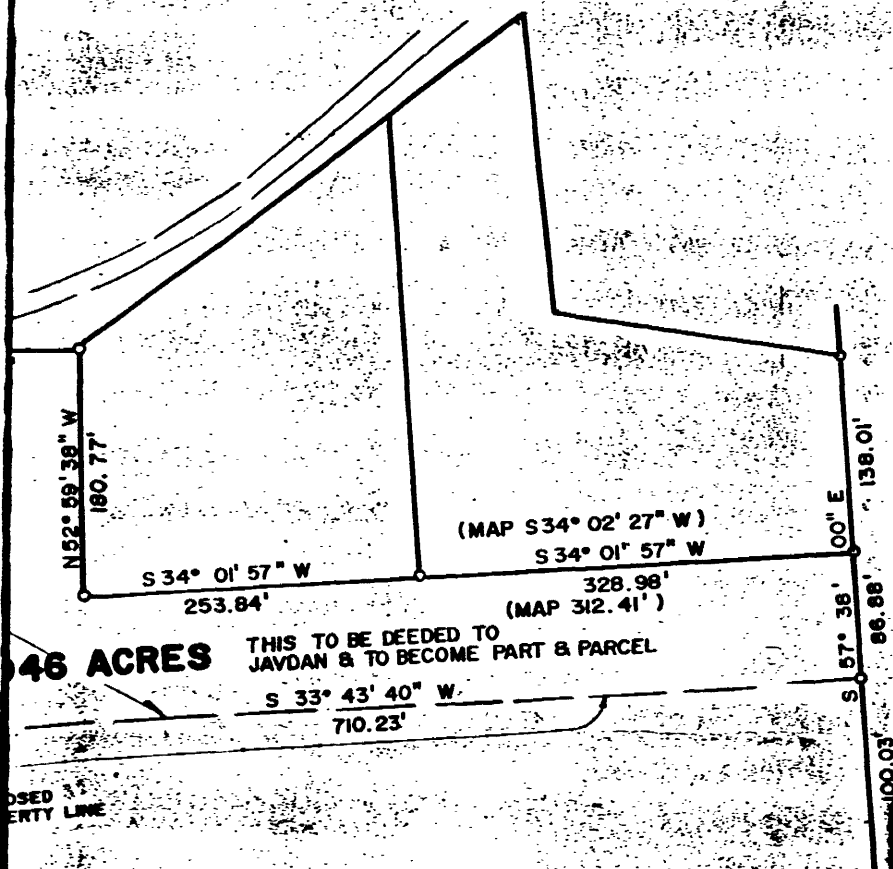
S 52° 59' 36" E

265.64'

S 52° 59' 36" E



**SITE LOCATION**



LOT LINE CHAIN SURVEY  
 BY TOWN OF NEW WINDSOR PLANNING  
 ON 11/29/91

LAWRENCE JONES  
 SECRETARY

TOWN	NEW WINDSOR
COUNTY	ORANGE
STATE	NEW YORK
SCALE	1" = 100'

**SURVEY FOR LOT LINE CHAIN  
 FOR LANDS OF JAYDAN AND  
 ANDRES AND BARTELS**

I HEREBY CERTIFY TO:

PARVIZ AND SHAHLA JAYDAN

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

FREI  
 MDC  
 INC.

THAT THIS IS AN ACCURATE SURVEY PERFORMED IN THE FIELD AND THAT NO SURFACE ENCROACHMENTS  
 EXIST EXCEPT AS SHOWN— APRIL 13, 1988

REFERENCE:

SUBDIVISION PLAN— WHITE ASH ACRES - MAP NO. 5899 FILED

ORANGE COUNTY CLERK'S OFFICE, APRIL 29, 1988

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY  
 MAP IS A VIOLATION OF SECTION 7209 (2) OF THE NEW  
 YORK STATE EDUCATION LAW. Copies of this survey map  
 not bearing the Land Surveyors embossed seal shall not be  
 considered to be a valid true copy. Certifications indicated  
 herein shall run only to the person for whom the survey is  
 prepared, and on his behalf to the title company,  
 governmental agency and lending institution listed hereon.  
 Certifications are not transferable to additional institutions  
 or subsequent owners.

**DONNELLY & GARVEY**

ATTORNEYS AT LAW  
274 SOUTH MIDDLETOWN ROAD  
P.O. BOX 272  
NANUET, NEW YORK 10954

EDWARD W. DONNELLY  
MARGARET GARVEY

April 24, 1989

TELEPHONE (914) 623-1533  
FAX (914) 623-1562

Town Hall  
Planning Board  
55 Union Avenue  
New Windsor, New York, 12550

ATT: MYRA

RE: AINO M. ANDRES & DORIS BARTELS  
PROPERTY LOCATED OFF BEATTIE ROAD  
TAX MAP #55-1-113 (now known as 55-1-113.2)  
and #55-1-62

Gentlemen:

I am the attorney representing Aino M. Andres & Doris Bartels in connection with the construction financing for the home which they are building on their property located on Beattie Road.

For reasons that are not entirely clear to me, the attorney for the Pawlings Savings Bank, which is financing the construction, is requesting a letter from the planning board from the Town of New Windsor containing the language set forth on the annexed sheet.

Would you kindly oblige my client by sending a letter signed by the chairman of the planning board as specified.

If any questions or problems arise, please do not hesitate to contact my office. Please either contact Pam at the bank directly (telephone # 855-1333) or contact my office.

Very truly yours,

*Edward W. Donnelly(jf)*

EDWARD W. DONNELLY

EWD/jf

cc: Pawlings Savings Bank  
Aino M. Andres 425-2000 EXT. 2261  
Doris Bartels



FROM: Planning Board  
Town of New Windsor

TO: Pawling Savings Bank

RE: Aino M. Andres & Doris Bartels  
and Parviz Javdan & Shahla Javdan

Property located off Beattie Road  
Tax Map #55-1-113 (now known as 55-1-113.2)  
and #55-1-62

This letter will advise that the lot line change as shown on survey prepared by Fred W. Staz, L.S. entitled "Survey for Lot Line Change for Lands of Javdan and Andres and Bartels" dated 4/13/88 (a copy of which is attached hereto) and was approved by the Planning Board for the Town of New Windsor on 5/4/88 without any requirement that a revised subdivision map be filed.

Please be further advised that no revised/new nor amended subdivision map is required to be filed with the Orange County Clerk's Office for this lot line change even though it affects:

(1) Lot #3 as shown on subdivision plan of White Ash

Acres Map No. 5899 filed 4/29/82 ; and

(2) changes the lot line of Javdan's property.

[ 623-1562 ]

CHAIRPERSON:

RE MAP # 8891

TOWN [ ]

CITY [ ]

VILLAGE [ ]

New Windsor

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY  
CLERK'S OFFICE:

TITLE

Parviz + Shohla Jaudan

DATED

4/13/88

FILED

5/27/88

APPROVED BY

Lawrence Jones

ON

5/4/88

55-1-62

55-1-13

J.A. Miller

As. Rep. Sew. Dept.

*Copy sent by fax*



1763

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8800

April 27, 1989

NN21975

Donnelly & Garvey  
P.O. Box 272  
Nanuet, New York 10954

RE: Andres & Bartesl and Parvis Javden  
and Shahla Javden  
Town of New Windsor Tax Lot:  
55-1-62 and 55-1-113

Dear Mr. Donnelly:

The Planning Board's records reveal that on May 4, 1988 the Board approved a lot line change as shown on a map entitled "Survey for Lot Line Change for Lands of Javden and Andres and Bartels" dated April 13, 1988 by Fred W. Staz, L.S.

The map was filed in the Orange County Clerk's Office May 27, 1988 as Map No. 8891. Therefore, the appropriate procedures appear to have been followed. Lot line changes are to be approved by the Planning Board and the approved map filed in the County Clerk's office. Our records reflect that the process was followed. See enclosed copy of Clerk's filing report and approved map.

Very truly yours,

BY:

A handwritten signature in black ink, appearing to read 'Joseph P. Rones'.

JOSEPH P. RONES  
Planning Board Attorney

JPR:mb

TOWN OF NEW WINDSOR PLANNING BOARD  
TRACKING SHEET

PROJECT NAME: JAVDAN & ANDRES

PROJECT NO. : 87-63

TYPE OF PROJECT: Subdivision ☒ Site Plan \_\_\_\_\_  
Lot Line Change \_\_\_\_\_ Other (Describe) \_\_\_\_\_

TOWN DEPARTMENT REVIEWS:

	Date App'd	Date Not App'd	Not Required
Planning Board Engineer	_____	_____	_____
Highway	_____	_____	_____
Bu. Fire Prev.	<u>2-23-88</u>	_____	_____
Sewer	<u>2-21-88</u>	_____	_____
Water	<u>✓</u>	_____	_____
Flood	_____	_____	_____

OUTSIDE DEPT./AGENCY REVIEWS:

DOT	<u>2-2-88</u>	_____	_____
DEC	_____	_____	_____
O/C PLANNING	_____	<u>See letter</u>	_____
O/C HEALTH	<u>2-5-88</u>	_____	_____
NYS DOH	_____	_____	_____
OTHER (SPECIFY)	_____	_____	_____

SEOR: Lead Agency Action \_\_\_\_\_  
Determination \_\_\_\_\_  
EAF Short ☒ Long \_\_\_\_\_ Submitted \_\_\_\_\_ Accepted \_\_\_\_\_  
Proxy: Filed yes Representative \_\_\_\_\_

PUBLIC HEARING: Held (DATE) \_\_\_\_\_ Waived\* \_\_\_\_\_  
Other \_\_\_\_\_  
(\* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:  
(SUBDIVISIONS)

Sketch Plan Date \_\_\_\_\_ + 30 days = Action Date \_\_\_\_\_  
Preliminary P/H Date \_\_\_\_\_ + 45 days = Action Date \_\_\_\_\_  
Preliminary App'l Date \_\_\_\_\_ + 6 months = Final Resub. Date \_\_\_\_\_  
Final Plan Date \_\_\_\_\_ + 45 days = Final App'l Date \_\_\_\_\_

TIME SEQUENCING:  
(SITE PLANS)

Presubmission Conf. Date \_\_\_\_\_ + 6 months = Submittal Date \_\_\_\_\_  
First Meeting Date \_\_\_\_\_ + 90 days = Final App'l Date \_\_\_\_\_



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.

MARK J. EDSALL, P.E.  
Associate

Licensed in New York,  
New Jersey and Pennsylvania

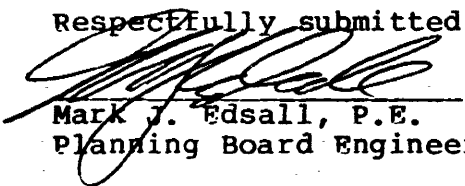
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Javdan & Andres Subdivision  
PROJECT LOCATION: Beattie Road (East side)  
NEW WINDSOR #: 87-63  
13 APRIL 1988

1). The plan as previously submitted involves a Lot Line Change and Minor Subdivision between two parcels on the east side of Beattie Road. The plan was previously reviewed at the 27 January 1988 Planning Board meeting.

2). At the time reviews were made for the 13 April 1988 Planning Board meeting, no revised copy of the proposed plan had been received. Therefore, no additional engineering comments are provided at this time. Once a plan is resubmitted, engineering review will continue.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEdml  
javdan

ANDRES & JAVDAN SUBDIVISION (87-63) LANC & TULLY

Carol Bailey from Lanc & Tully came before the Board representing this proposal.

Ms. Bailey: Since our site inspection, I have met with the Javdan's and Andres' and Bartles' and they'd like to reconfigure what they had before to a much more simple solution. What we were facing was creating a lot by realigning lot lines. Now, we are not going to be creating a lot. This is currently how the property lies. The green is owned by the Javdan's, the red is owned by the Bartles' and the Andres'. What we are proposing now is to add on just under three acres to the Andres' piece and abandon the existing lot line coming through here. We are going to abandon. The Javdan's is this small sliver here, will be conveyed to the Javdan's and they'd convey approximately three acres to the Andres'. So, instead of creating a lot and having a subdivision, we are going to be doing

a swap. That way the private road would have to be built because there is a 120 foot frontage we will get away with creating a lot and having to do soil tests and the Andres will be able to build their house.

Mr. Van Leeuwen: Where is this lower piece here? Where do they have road frontage?

Ms. Bailey: Along Moffat Road in Blooming Grove.

Mr. Van Leeuwen: So, that big piece will all come out on Beattie Road?

Ms. Bailey: Yes, this piece here. We were out on the site, I ribboned that stump for the road. We have moved this line over enough so that ribbon would occur in the center. We went 25 feet beyond that.

Mr. Van Leeuwen: If we approve the lot line, it still leaves that property landlocked, the big piece.

Ms. Bailey: No, it was 120 feet.

Mr. Van Leeuwen: It should be 125 feet because that is the minimum amount of road frontage you can have on one acre zoning.

Mr. Babcock: Required road frontage is 70 feet, lot width is 125. Lot width is measured at the house line.

Mr. McCarville: You have got 300 feet visibility on that, from that point there going north?

Ms. Bailey: Yes.

Mr. Van Leeuwen: I make a motion that the Town of New Windsor Planning Board approve the Andres and Javdan subdivision.

Mr. Edsall: Before they file the map, they can take off the references to Lot 1, 2 and 3 because the tax map people may get very confused that we have a subdivision.

Mr. McCarville: It is a little easier for them not to make a mistake.

Mr. Scheible: So, before they are signed, you can take those off.

Ms. Bailey: Yes.

Mr. McCarville: I will second that motion.

Mr. Lander: We are going to approve this plan here, this site plan here?

Mr. Scheible: Correct. Subject to removing the Lot 1 and 2 and 3.

Mr. McCarville: There is no SEQR process that has to be completed on this?

Mr. Scheible: Not for lot line change.

Mr. Pagano: This 120 foot entrance to Beattie Road, this is clearance. There are no obstacles or anything here encroaching?

Ms. Bailey: No, that 120 foot was determined in the field. We picked a spot for the center line of a road.

ROLL CALL:

MR. LANDER	AYE
MR. PAGANO	AYE
MR. MC CARVILLE	AYE
MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. SCHEIBLE	AYE





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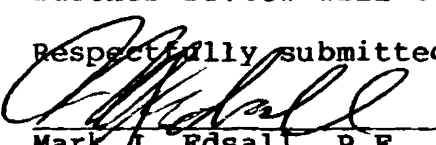
Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Javdan & Andres Subdivision  
PROJECT LOCATION: Beattie Road (East side)  
NEW WINDSOR #: 87-63  
27 JANUARY 1988

- 1). The Applicant has submitted a plan which indicates that a three (3) lot minor subdivision is proposed.
- 2). It appears from the plans submitted that the submittal actually involves two (2) separate parcels owned by two (2) individuals. My impression is that what is actually proposed is a lot line change between the two parcels and a minor subdivision of the parcel along Beattie Road. This should be verified with the Applicant(s).
- 3). The "Table of Zoning Requirements" as indicated on the plan does not include minimum requirements for street frontage. In a review of the submitted plan, Lots 2 and 3 do not meet the minimum requirements for street frontage, and would require a variance.
- 4). The plan submitted indicates that boundary information is based on a plan by Fred W. Staz, LS. This plan should bear a statement regarding the accuracy of the plat. It should be noted that the Orange County Clerk's Office may require that this plan indicate that same is result of an actual field survey, with date given.
- 5). The Planning Board may wish to require additional topographical information for Lots 1 and 2, as well as percolation test information.
- 6). The location of adjacent wells and sanitary systems to Lots 1 and 2 should be indicated such that demonstration that minimum separation requirements can be maintained.
- 7). Upon receipt of the additional information referenced above, further review will be made and additional comments provided.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer  
MJE:ml  
javdan

1-27-88

Caroline Bailey came before the Board.

Mrs. Bailey: I am Caroline Bailey with Lanc & Tully. I am an engineer on staff. I brought two plans I colored in. I think it will help. There is two separate owners. The Javdans and the Andres are both present in the audience and they have both filled out an application and signed the necessary forms for this. I guess it would be a subdivision, I am not really quite sure. If you will look at the maps on the wall while I explain it I think it will make things clear. The Javdans presently own the parcel in green as you can see the ConRail right of way cuts the parcel in two. The Andres own the parcel in red along Beattie Road. The Town of New Windsor or town line comes down through here and angles across here. This is Beattie Road here. What the Javdans would like to do is subdivide this large parcel into two parcels, one on one side of ConRail and one on the other. One of the main reasons is because they can't get access across ConRail in order for them to do it they have to obtain frontage from Beattie Road otherwise the parcel is landlocked. So if you refer to this map what they are proposing to do with the cooperation of the Andres is to obtain a 60' strip through the Andreas' property right along the property line with Perez' and in exchange for that 60' strip they would deed over two strips of land to widen out these two lots and make this a parcel and add land onto this section.

Mr. Van Leeuwen: This is a private road then?

Mrs. Bailey: Yes.

Mr. Van Leeuwen: It is a two lot subdivision is what you are saying.

Mrs. Bailey: We are only creating one lot.

Mr. Van Leeuwen: It would be a lot line here?

Mrs. Bailey: We are just trying to get an access point for this parcel tonight.

Mr. Van Leeuwen: I think everybody should get themselves together and we will go out there and look at it.

• Mr. Edsall: Maybe we can get a clarification. I am confused from reviewing the Plan. Are you looking to subdivide the green parcel?

Mrs. Bailey: Not at this time, that is future.

Mr. Edsall: You are doing a lot line change and creating an access through the front lot and what is left of the front lot you are now subdividing after the lot line change.

Mr. Van Leeuwen: They are planning to increase the size of this lot and this lot.

Mr. Edsall: You are doing a lot line change first then you are subdividing the front parcel. Is it definitely going to be established as a private road, otherwise the proposed lot 2 has no frontage and you will need a variance. There has to be access to a public or private road otherwise you will need a variance. Dual access will be eliminated. We are still limited to the number of lots based on the Town ordinance.

Mrs. Bailey: The variance we would have to go before the zoning board of appeals for that variance?

Mr. Van Leeuwen: Yes.

Mr. Edsall: It would be required that a road be put in be it not public but at least private. The road would have to be a sufficient size and length.

Mr. Roness: I think you ought to submit two applications. One for the lot line change and one for the subdivision.

Mrs. Bailey: Who would I be submitting the subdivision for.

Mr. Edsall: The Andres are actually being subdivided after the lot line is done and the lot line between the two marks the lot line will have both lines, the subdivision will have the Andres.

Mrs. Bailey: Thank you very much.

TOWN OF NEW WINDSOR  
BUREAU OF FIRE PREVENTION  
SITE PLAN REVIEW FORM

PLANNING BOARD  
REFERENCE NUMBER: 87-63

FIRE BUREAU  
REFERENCE NUMBER: 88-09

SITE PLAN FOR: Javdan & Andres

ADDRESS: 18 S. Terrace Avenue; Mount Vernon, NY 10550

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on 23 February 19 88.

   The site plan or map was approved by the BUREAU OF FIRE PREVENTION.

   The site plan or map was disapproved by the BUREAU OF FIRE PREVENTION for the following reason(s).

*If plan revised to lot line change, the two would be acceptable*  
*[Signature]*  
*6/2/88*

SIGNED: Richard A. [Signature]

87-63



Lois Heimbeck  
County Executive

**Department of Planning  
& Development**

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner

**ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT**  
**239 L, M or N Report**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by T. NEW WINDSOR PLANNING BOARD D P & D Reference No. NWOT 6-88N  
County I.D. No. 55, 1, 62+113

Applicant ANDRES AND JAVIAN  
Proposed Action: MINOR SUBDIVISION  
State, County, Inter-Municipal Basis for 239 Review WITHIN 500' OF TOWNS OF BLOOMING GROVE AND HAMPTON BURGHT  
County Effects: \_\_\_\_\_

Related Reviews and Permits TOWN PLANNING BOARDS OF BLOOMING GROVE AND HAMPTON BURGHT

County Action: ☒ Local Determination ☐ Approved ☐ Disapproved

Approved subject to the following modifications and/or conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FEB. 5, 1988  
Date

Peter Garrison  
Commissioner

☐ Postcard Returned  
Date \_\_\_\_\_



COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

87-63  
Department of Health

124 MAIN STREET

GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko  
President, Board of Health

February 5, 1988

RE: Lands of Javdan & Andres  
Town of New Windsor

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

Gentlemen:

We have reviewed the site plan presented for this proposal which appears to be a transfer of acreage to obtain an entryway to the Javdan tract and to align the Andres tract as two lots. This is not an action requiring our further review.

Very truly yours,

M. J. Schleifer, P.E.  
Assistant Commissioner

MJS:dlb

cc: File

87-63

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Cane & Tully for the building or subdivision of  
Jordan & Andres has been  
reviewed by me and is approved ✓  
disapproved.

~~If disapproved, please list reason.~~

There is no town water in this area -

HIGHWAY SUPERINTENDENT

Steve D. [Signature]  
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

87-63

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
WATER, ~~SEWER~~, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
LANC & Tully for the building or subdivision of  
LAUDAN & Andres has been  
reviewed by me and is approved \_\_\_\_\_  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

No information regarding the disposal of waste water

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lumman R. Masten  
SANITARY SUPERINTENDENT

February 2, 1988  
DATE



87-63

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, ~~D.O.T.~~ O.C.H. O.C.P.  
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_  
subdivision LAUDAN ANDRES as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

*Don not Effect M.Y. S. D. O. T.*

*Don Eugene*  
*m-y-s. D. O. T.*

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

*8-2-88*  
DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

## TOWN OF NEW WINDSOR PLANNING BOARD

### CHECKLIST FOR COMPLETE SUBMITTALS AND ROUTING CHECKLIST

PROJECT NAME: JAVDAN & Andres  
PROJECT NUMBER: 87-63

Completed Application Form	<input checked="" type="checkbox"/>
Notarized Endorsement on Application	<input checked="" type="checkbox"/>
Application Fee	<input checked="" type="checkbox"/>
Proxy Statement	<input checked="" type="checkbox"/>
Environmental Assessment Form	<input checked="" type="checkbox"/>
Completed Checklist	<input checked="" type="checkbox"/>
Fourteen (14) Sets of Submittal Plans	<input checked="" type="checkbox"/>

### ROUTING PROCEDURE

Copies of the submitted plan should be sent to the following Departments.

Sewer Department	_____	Building Inspector	_____
Planning Board Engineer	_____	Water Department	_____
Orange County Planning*	_____	Highway Department	_____
Bureau of Fire Prevention	_____	NYS DOT*	_____

In addition copies of the following should be sent to the Planning Board Engineer:

Application	_____	EAF	_____
Submittal Checklist	_____	Dept. Review	_____

\* O/C Planning and DOT as required.

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Subdivision for Lands of Javdan and Andres
2. Name of Applicant DORIS BARTELS Phone \_\_\_\_\_  
Aino M. Andres  
Address 18 S. Terrace Ave. Mount Vernon New York 10550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same as applicant Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Lanc & Tully, P.C. Phone 294-3700  
Address PO Box 687, Route 207 Goshen New York 10924  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Edward W. Donnelly, Esq. Phone 914-623-1533  
Address 274 S. Middletown Rd Middletown NY 10954  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the east side of Beattie Road  
(Street)  
3,000± feet north  
(Direction)  
of Twin Arch Road  
(Street)
7. Acreage of Parcel 5.0± acres 8. Zoning District R-3
9. Tax Map Designation: Section 55 Block 1 Lot 113
10. This application is for a 3 lot subdivision in conjunction  
with a subdivision of Lands of Javdan A LOT LINE CHANGE CB
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name N/A

12. List all contiguous holdings in the same ownership N/A  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

~~Aino M. Andres + Doris Baetels~~ being duly sworn, deposes and says that they reside at 18 Terrace Ave. MT. VERNON, NY 10550 in the County of Westchester and State of New York and that he is (the owner in fee) of \_\_\_\_\_

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

20 day of September 1987

Maureen M. Bowes  
Notary Public

Doris Baetels  
(Owner's Signature)

Doris Baetels  
(Applicant's Signature)

Owners  
(Title)

MAUREEN M. BOWES  
Notary Public, State of N.Y.  
Appointed in Orange County  
My Commission Expires Jan 30, 1989  
4658910

REV. 3-87

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Subdivision of Lands of Javdan and Andres
2. Name of Applicant Parviz & Shahla Javdan Phone 294-7501  
Address 48 Gregory Lane Goshen New York 10924  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same as applicant Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Lanc & Tully, P.C. Phone 294-3700  
Address PO Box 687, Route 207 Goshen New York 10924  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Lawrence X. Kennedy Phone 294-9771  
Address PO Box 411 Goshen New York 10924  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the east side of Beattie Road  
(Street)  
3,000± feet north  
(Direction)  
of intersection of Beattie Road and Twin Arch Road  
(Street)
7. Acreage of Parcel 200± acres 8. Zoning District R-3
9. Tax Map Designation: Section 55 Block 1 Lot 62
10. This application is for a 3 lot subdivision done in CB  
conjunction with a 3 lot subdivision of Lands of Andres A LOT LINE CHANGE
11. Has the Zoning Board of Appeals granted any variance or  
special permit concerning this property? No

If so, list Case No. and Name N/A

12. List all contiguous holdings in the same ownership

Section 13 Block 1 Lot(s) 51.1 : Hamptonburgh  
1 1 2 : Blooming Grove

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

**IN THE EVENT OF CORPORATE OWNERSHIP:** A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

### OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

**SS. :**

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
\_\_\_\_\_ (Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Porcup Jewda

(Owner's Signature)

24<sup>th</sup> day of September 1982

Shelly J. Janda  
(Applicant's Signature)

(Applicant's Signature)

Batricia C. Campbell  
Notary Public

**Notary Public**

(Title)

**PATRICIA C. ANDRYSHAK**  
**NOTARY PUBLIC**, State of New York  
 Qualified in Orange County  
 Commission Expires 6/30/88

REV. 3-87

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Shahla Javdan, deposes and says that ~~he~~ she  
resides at 48 Gregory Drive, Goshen, NY 10924  
(Owner's Address)

in the County of Orange

and State of New York

and that he is the owner in fee of Tax Map Parcel : 55-1-62

in the Town of New Windsor

which is the premises described in the foregoing application and

that he has authorized Lanc & Tully, P.C.

to make the foregoing application as described therein.

Date: Sept. 24, 1987

Shahla Javdan  
(Owner's Signature)

Artina C. C. Dwyer  
(Witness' Signature)

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

----- Aino M. Andres + Doris Baehler, deposes and says that they  
resides at 18 S. Terrace Ave., Mount Vernon, NY 10550  
(Owner's Address)

in the County of Westchester

and State of New York

and that they is the owner in fee of Tax Parcel : 55-1-113

in the Town of New Windsor

which is the premises described in the foregoing application and

that he has authorized Lanc & Tully, P.C.

to make the foregoing application as described therein.

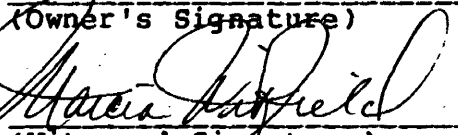
Date: 9/20/87

MAUREEN M. BOWES  
Notary Public, State of New York  
Appointed in Orange County  
My Commission Expires Jan 30, 1989  
4658910

Maureen M. Bowes  
NOTARY

  
OWNER'S Signature

  
(Owner's Signature)

  
(Witness' Signature)



## SHORT ENVIRONMENTAL ASSESSMENT FORM

### Appendix B Part 617

Project Title: Minor Subdivision for Lands of Javdan and Andres

Location: Beattie Road, Town of New Windsor, Orange County

I D Number: \_\_\_\_\_

#### INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

#### ENVIRONMENTAL ASSESSMENT

- |  | YES                      | NO                                  |
|--|--------------------------|-------------------------------------|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will there be a major change to any unique or unusual land form found on the site?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will project alter or have a large effect on an existing body of water?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will project have an adverse impact on groundwater quality?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will project significantly effect drainage flow on adjacent sites?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will project affect any threatened or endangered plant or animal species?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will project result in a major adverse effect on air quality?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will project have a major adverse effect on existing or future recreational opportunities?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Is project non-farm related and located within a certified agricultural district?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Will project have any adverse impact on public health or safety?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is there public controversy concerning any potential impact of the project?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

#### FOR AGENCY USE ONLY

Preparer's Signature: Arthur R. Tully Date: 9/16/87

Preparer's Title: Arthur R. Tully, PE

Agency: Lanc & Tully, P.C.

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1.   X   Environmental Assessment Statement
- \*2.   X   Proxy Statement
3.        Application Fees
4.   X   Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1.   X   Name and address of Applicant.
- \*2.   X   Name and address of Owner.
3.   X   Subdivision name and location.
4.   X   Tax Map Data (Section-Block-Lot).
5.   X   Location Map at a scale of 1" = 2,000 ft.
6.   X   Zoning table showing what is required in the particular zone ~~and what applicant is proposing.~~
7.   X   Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8.   X   Date of plat preparation and/or date of any plat revisions.
9.   X   Scale the plat is drawn to and North Arrow.
10.        Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. Preliminary Surveyor's certification.
12. Preliminary Surveyor's seal and signature.

\* If applicable.

13. X Name of adjoining owners.
- \*14. X Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. N/A Flood land boundaries.
16. Final Plan A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. Final Plan Final metes and bounds.
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. X Include existing or proposed easements.
20. No New Roads Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. X Lot area (in square feet for each lot less than 2 acres).
23. X Number the lots including residual lot.
24. X Show any existing waterways.
- \*25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. Deoxy Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. Preliminary Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\* If applicable.

29. Preliminary Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. Preliminary Provide "septic" system design notes as required by the Town of New Windsor.
31. Preliminary Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. Preliminary Indicate percentage and direction of grade.
33. Preliminary Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. FINAL Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

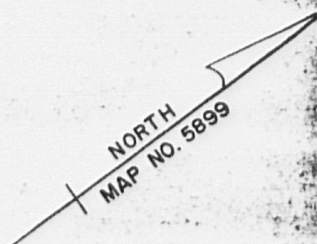
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Arthur R. Tilly  
Licensed Professional

Date: 9-17-87



BEATTIE ROAD

N 37° 00' 22" E  
461.15'

N/F DORIS BARTELS  
and AINO M. ANDRES  
Liber 2222, Page 487  
Tax Map No. 55-1-113

3.0801 ACRES

S 33° 43' 40" W  
461.90'

TO BE DELETED

TOWN OF NEW WINDSOR  
TOWN OF BLOOMING GROVE

PROPOSED  
PROPERTY LINE

S 52° 59' 38" E  
304.16'

S 52° 59' 38" E  
265.84'

2.954 ACRES

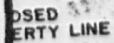
THIS TO BE DEEDED TO  
AINO M. ANDRES AND  
DORIS BARTELS

S 37° 00' 22" W  
461.15'

PROPOSED  
PROPERTY LINE

N/F JAVDAN  
Liber 2028  
Page 203  
Tax Map No. 55-1-62





BY Lawrence Jones  
LAWRENCE JONES  
SECRETARY

**SURVEY FOR LOT LINE CH/  
FOR LANDS OF JAYDAN AND  
ANDRES AND BARTELS**

PARVIZ AND SHAHLA JAVDAN

FREI  
MIDI  
LIC.

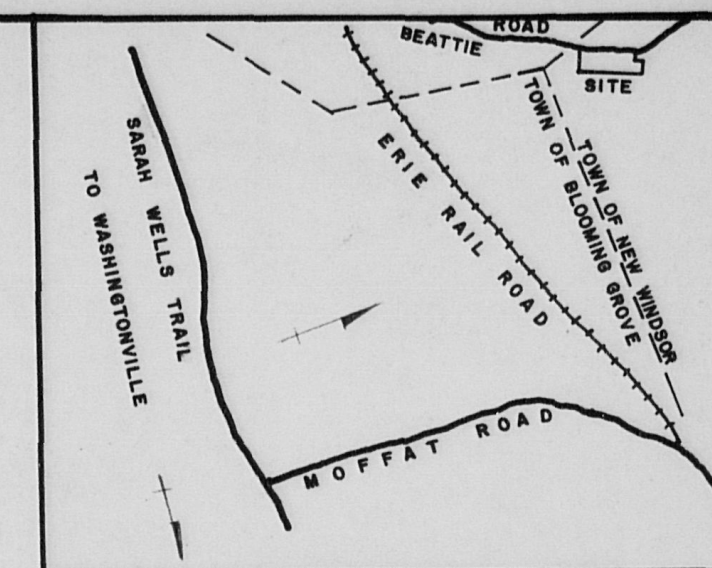
THAT THIS IS AN ACCURATE SURVEY PERFORMED IN THE FIELD AND THAT NO SURFACE ENCROACHMENTS  
EXIST EXCEPT AS SHOWN— **APRIL 13, 1988**

SUBDIVISION PLAN - WHITE ASH ACRES - MAP NO. 5899 FILED

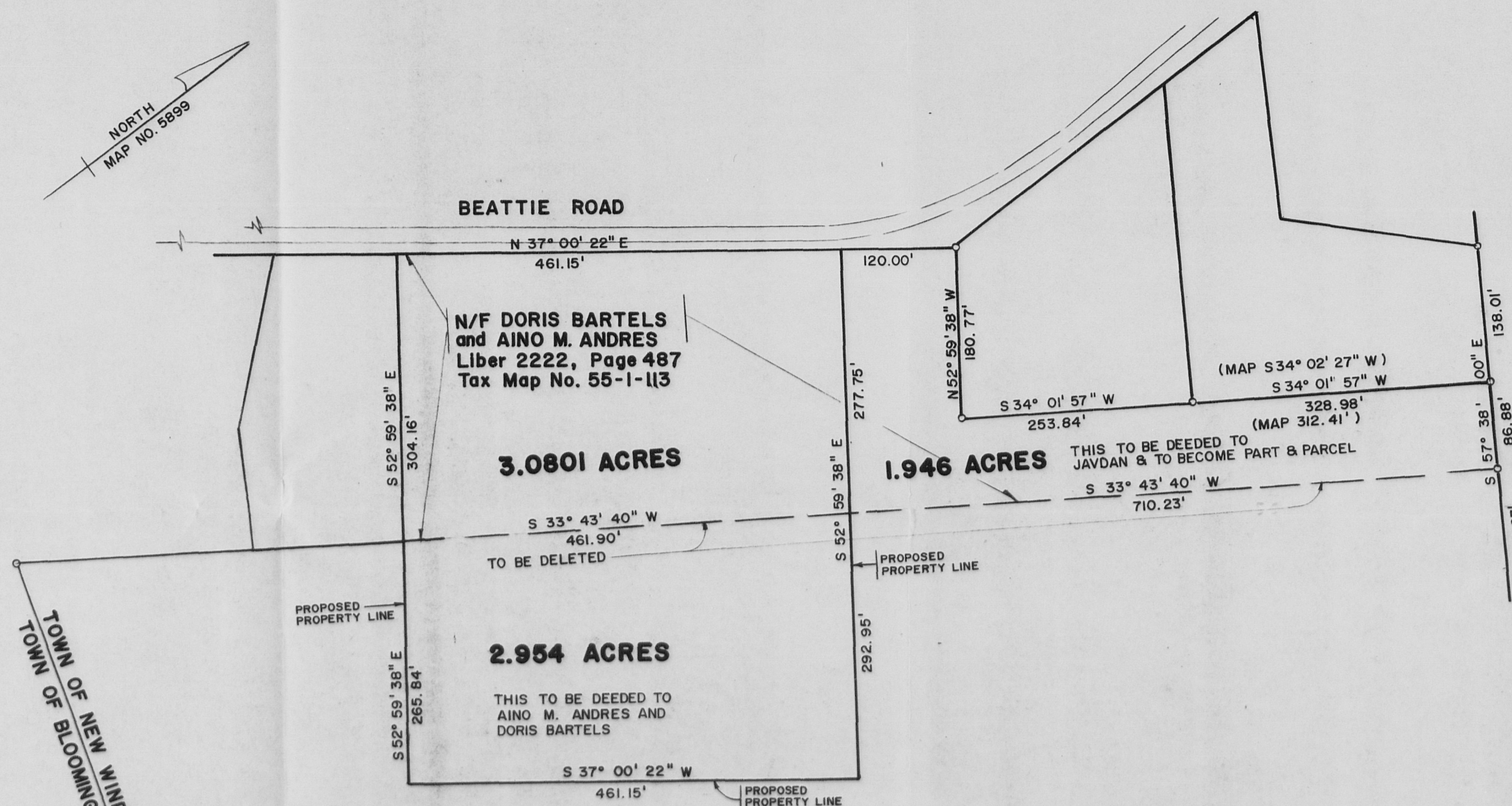
SUBDIVISION PLAN - WHITE ASH ACRES - MAP NO. 5899 FILED

SUBDIVISION PLAN - WHITE ASH ACRES - MAP NO. 5899 FILED





SITE LOCATION



N/F JAVDAN  
Liber 2028  
Page 203  
Tax Map No. 55-1-62

LOT LINE CHANGE APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 4/14/1988

BY *Lawrence Jones*  
LAWRENCE JONES  
SECRETARY

TOWN	NEW WINDSOR	<b>SURVEY FOR LOT LINE CHANGE FOR LANDS OF JAVDAN AND ANDRES AND BARTELS</b>
COUNTY	ORANGE	
STATE	NEW YORK	
SCALE	1" = 100'	
I HEREBY CERTIFY TO:		FRED W. STAZ, L.S. MIDDLETOWN, N.Y. L.C. NO. 049708-1 N.Y.S.
PARVIZ AND SHAHLA JAVDAN		
THAT THIS IS AN ACCURATE SURVEY PERFORMED IN THE FIELD AND THAT NO SURFACE ENCROACHMENTS EXIST EXCEPT AS SHOWN - APRIL 13, 1988		
REFERENCE: SUBDIVISION PLAN - WHITE ASH ACRES - MAP NO. 5899 FILED ORANGE COUNTY CLERK'S OFFICE, APRIL 29, 1982		

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW. Copies of this survey map not bearing the Land Surveyors embossed seal shall not be considered to be a valid true copy. Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners.